

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - January 14, 1970

Appeal No. 10292 M. B. Knox, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of January 20, 1970.

EFFECTIVE DATE OF ORDER - June 18, 1970

ORDERED:

That the appeal for variance from the use provisions of Section 7205.3 to permit accessory building in excess of 15 feet in height at 3011 Chesapeake Street, NW., Lot 851, Square 2263, be granted conditionally.

FINDINGS OF FACT:

1. The subject property is located in an R-1-A District.
2. The property is improved with a single-family dwelling.
3. Appellant proposes to construct a garage measuring 20 by 24 feet to replace one lost by fire.
4. Appellant proposes to erect the new structure 17 feet in height which will be 2 feet more than is permitted.
5. The construction is to be based on the existing foundations which are within three feet of the property line.
6. The additional space is to be used for storage and family purposes. Additionally, appellant proposes to install pool equipment and utilities.
7. No opposition to the granting of this appeal was registered at the public hearing.

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OPINION:

We are of the opinion that appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.


Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

This Order shall be subject to the following condition:

There shall be no installation of kitchen or bath facilities.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: 
PATRICK E. KELLY
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.